

Appendix J

Ridgelands Area Policies

RIDGELANDS AREA POLICIES

DESCRIPTION OF RIDGELANDS AREA

The Ridgeland Area includes approximately 13,000 acres generally bounded by 1-580, Palomares Road, Niles Canyon Road, Foothill Road, and the 670 foot Residential/Open Space boundary in the Pleasanton General Plan, exclusive of the existing communities of Sunol, Kilcare Canyon, and Castlewood. This area includes all of the East Hills Annex east of Palomares Road.

Background

Hayward has long recognized the Ridgeland Area as a valuable natural resource and a regional asset. More recently, the City has recognized that protection of this resource will require the cooperation of all surrounding jurisdictions. Because of the extraordinary need for interjurisdictional coordination, the City has supported a joint planning effort with the City of Pleasanton and Alameda County. This cooperative venture has produced a consensus on objectives and policies which will ensure preservation of permanent open space, recognize existing development and the possibility of limited future development, and provide for improved access to public parklands.

Land Use

- Policy 1: The General Policies Plan Map designation of Open Space-Parks and Recreation includes the approximately 3,200 acres owned by the East Bay Regional Park District that is within the Ridgeland Regional Park.
- Policy 2: The General Policies Plan Map designation of Limited Open Space includes the remaining acreage and requires a 100 acre minimum parcel size. The Limited Open Space designation includes cemeteries, agricultural and grazing lands, land which is undevelopable due to slope or other hazards, and lands proposed for park or other permanent open space.
- Policy 3: Allow continuation of existing uses and recognize existing legal lots of record and legal building sites in accordance with applicable regulations of the City in effect as of the date of adoption.

- Policy 4: Allow for completion in processing of complete applications for subdivisions, building permits, and other improvements submitted as of July 27, 1993, to proceed-subject to the existing planning, zoning and development regulations in place as of the adoption of this amendment.
- Policy 5: The City shall consider an amendment to existing zoning regulations to require a minimum parcel size of 100 acres and to allow for clustering of single-family homes on parcels of 200 acres and greater within the limited Open Space areas. Each home site shall be limited to a maximum parcel size of 5 acres, at an overall density of one home per 100 acres, and there shall be dedication of an agricultural conservation easement on the remaining acreage of the original parcel.
- Policy 6: The City will support establishment of the Ridgeland Protection Boundary corresponding to urban limit lines, where adopted, and otherwise to the boundary between urban residential land use designations (density greater than one unit per gross acre) and hill open space areas as contained in existing general plans of each jurisdiction.

Boundary Adjustments

- Policy 7: The majority of the Pleasanton Ridgeland shall remain as unincorporated land under the control of Alameda County. The City of Pleasanton shall take the necessary actions to locate the westerly edge of its Sphere of Influence boundary at the westerly edge of the lots at or adjacent to the top of the Pleasanton and Main Ridge. The City of Hayward shall retain its existing Sphere of Influence (west of Palomares Road). The City of Hayward shall detach the area consisting of those parcels with frontage on Santos Ranch Road or otherwise lying east of the brow of Pleasanton Ridge (see map following page VII-20), and shall annex comparable area from the County.
- Policy 8: The City will cooperate with surrounding jurisdictions to define which jurisdiction will provide basic service (police, fire, water, etc.) to existing development within the Ridgeland Area.

Access to Public Park Lands

- Policy 9: The City will join with Alameda County and the City of Pleasanton to encourage the East Bay Regional Park District to provide public access to Ridgeland Park from as many points as feasible, including Foothill Road, Palomares Road, and Dublin Canyon Road, in order to maximize public access and to distribute the traffic impacts of staging areas among surrounding jurisdictions.

- Policy 10: The City will join with Alameda County and the City of Pleasanton to encourage the East Bay Regional Park District to obtain public access to Ridgeland Park from either the northwest end of Palomares Road (e.g., via Cowing Road) or from Dublin Canyon Road (e.g., in the vicinity of Shaeffer Ranch Road) which allows automobile access from 1-580, and to work with property owners to obtain improvement of these access roads serving the park.
- Policy 11: The City will join with Alameda County and the City of Pleasanton to provide emergency access from Santos Ranch Road (in Pleasanton), Foothill Road (in Sunol), Kilcare Road (in Sunol), and Palomares Road (via Cook Canyon Road in Hayward and Alameda County).
- Policy 12: The City of Hayward shall support efforts to provide pedestrian (hiking trail) access to Ridgeland Park. Wherever feasible, any new development within or adjacent to the Ridgeland Area shall provide access and/or staging area to connect with Ridgeland Park (e.g., the Panganiban, Presley, Moller, and/or Garms projects in the City of Pleasanton).

Implementation

- Policy 13: The City will support efforts of Alameda County and the City of Pleasanton to incorporate similar policies for the Ridgeland Area as amendments to the respective general plans. (NOTE: The City of Pleasanton must place an initiative on a ballot for voter approval or denial of the plan, consistent with Measure M. The City of Pleasanton intends to place the matter on the November 1993 ballot).
- Policy 14: Any subsequent amendments to the Ridgeland Area planning policies of this general plan shall not be effective unless and until parallel amendments are made to the general plans of Alameda County and the City of Pleasanton.
- Policy 15: The City will refer all proposals within the Ridgeland Area (land use action, private road approval, land purchase, public park plans, etc.) which may affect surrounding communities (including Dublin, Castro Valley, Fremont, or Union City) to the appropriate jurisdiction for review and comment, and will consult with Alameda County, the City of Pleasanton and East Bay Regional Park District prior to approval.
- Policy 16: The City will work with Alameda County and the City of Pleasanton to develop parallel criteria for allowing creation of building sites and reviewing building permits for single-family homes and other private uses within the Ridgeland Area. Santos Ranch Road shall not be designated an approved private road for purposes of establishing new legal building sites. (Refer to Section 10-1.511 of the Zoning Ordinance.)

Insert Ridgeland Area Map here